

Environmental Quality Council (EQC)
Land Use/Environmental Trends Subcommittee

Meeting Minutes

September 22, 1999

Draft: November 17, 1999

Approved: January 21, 2000

EQC Members Present

Rep. Paul Clark
Rep. Kim Gillan
Ms. Julia Page*
Mr. Jerry Sorensen*
Sen. Spook Stang*
Rep. Cindy Younkin

*Land Use/Environmental Trends Subcommittee Member

Staff Members Present

Mr. Larry Mitchell
Ms. Mary Vandenbosch

Agenda ([Attachment 1](#))

Development of Local Growth Policies

Greg Hinkle, Chairman of the Sanders County Planning Board, discussed the development of the Sanders County growth policy and comprehensive plan. Sanders County may be the first county to adopt a growth policy under the law as amended by Senate Bill 97. Mr. Hinkle presented a copy of Draft #6 of the Draft Comprehensive Plan ([Exhibit 1](#)). Hinkle stated that the process began two years ago with a survey. They hired a consulting firm to write the plan. Meetings were held in each community. Mr. Hinkle was asked about the effect of SB 97 on Sanders County. He stated that SB 97 was beneficial and helped them to focus their efforts. (See also [Exhibit 2](#) and [Exhibit 3](#)).

The subcommittee did not have time to review the status of development of growth policies in other communities (see [Exhibit 4 through Exhibit 6](#)). The subcommittee expressed an interest in learning more about Lewis and Clark and Gallatin counties' growth policies and also about the cost of development of growth policies and how communities were paying for them now. Mr. Sorensen asked Ms. Vandenbosch to follow-up with Gavin Anderson from the Department of

Commerce about the future availability of federal Community Development Block Grant (CDBG) funds for development of growth policies. It is possible that these funds may not be available in the future.

Local Strategies Related to Residential Development in Riparian Areas

The subcommittee agreed that it would be useful to follow-up on the implementation of the 1983 *Madison River Corridor Plan* and evaluate the effectiveness of the setback requirements in the subdivision regulations as well as voluntary efforts to protect the riparian area through conservation easements, etc.

Ms. Vandebosch stated that the Lewis and Clark Conservation District had passed a resolution requesting setbacks of 300 feet. The subcommittee asked for more information about this, including the rationale for the distance of the setback. The subcommittee asked for more information in general about setback requirements including the following: the basis for the distance of the setback; setback requirements in other states; and how to protect private property rights, especially how to address the situation where people bought property on a river prior to the institution of setback requirements.

Work Plan

The subcommittee adopted the September 2, 1999 Draft Work Plan ([Exhibit 7](#)).

Other Business

A schedule for the *Planning Montana, A Town Meeting* public television series was distributed. Sen. Stang, Mr. Sorensen and Ms. Jean-Marie Souvigney will appear on the next show on October 18, 1999 to discuss the 1999 legislative session. ([Exhibit 8](#))

Meeting adjourned.

Exhibits

1. Draft Comprehensive plan, Sanders Co. (Draft #6).
2. John Stromnes, "Consensus-Building Tough During Planning Meetings for Sanders County," *The Missoulian*, 1999.
3. _____ "Tribes Like Look of Sanders County Plan," *The Missoulian*, July 7, 1999.
4. Jane Rider, "Bitterroot Suffers Development Pains," *The Missoulian*, 1999.

5. _____ "Ravalli County Sued Frequently Over Land Disputes," *The Missoulian*, 1999.
6. _____ "Ravalli County Residents Petition to Reinstate Growth Plan," and "Commissioners Say Board Must Prove Need for Policy," *The Missoulian*, September 16, 1999.
7. Environmental Quality Council Land Use/Environmental Trends Subcommittee, *1999-2000 Draft Work Plan*, September 2, 1999.
8. Memorandum dated September 1, 1999 from the Montana Department of Commerce, Community Technical Assistance Program re: 1999-2000 Schedule for the "Planning Montana, A Town Meeting" series.